



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, February 27, 2006

Time: 6:00 P.M.
Place: Council Chambers, Second Floor
Carmel City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures:
- G. Reports, Announcements, Legal Counsel Report and Department Concerns
- H. **Public Hearing**

1-4h. TABLED ~~Baby Tracts, lots 20-21 - St. Mary & St. Mark Coptic Orthodox Church~~
~~Petitioner seeks special use amendment approval to expand a church parking lot.~~
~~Docket No. 05090019 SUA Chapter 9.02.A special use expansion~~
~~Docket No. 05090020 V Chapter 23E.07.C.1 parking in front yard~~
~~Docket No. 05090021 V Chapter 23E.07.C.2 no parking lot curbing~~
~~Docket No. 05090022 V Chapter 9.04.03.F over 35% lot coverage~~
~~The site is located at 800 E 110th Street and is zoned R-3/Residence within the Home Place District. Filed by Robert Epstein of Epstein, Cohen, Donahue, Mendes.~~

5h. Kingswood, Sec 2, lot 31 - Policka Property
The applicant seeks the following development standards variance:
Docket No. 06010013 V ZO Chapter 25.02.01 front yard fence height
The site is located at 11125 Westminster Way and is zoned S-2/Residence.
Filed by Greg & Gretchen Policka.

6-7h. Frank E Hawkins, lot 6 - Professional Offices
The applicant seeks the following use variance & development standards variance approvals:
Docket No. 05120013 UV ZO Chapter 9.01 permitted uses
Docket No. 05120014 V ZO Chapter 27.03 curbed/paved parking area
The site is located at 320 2nd Street SW, and is zoned R-3/Residence within the Old Town Overlay-Character Subarea. Filed by Frederick & Jennifer Grief.

8h. Orin Jessup Land Co, Sec 1, lots 140-142 pt - Mr. Window
The applicant seeks the following use variance approval for offices:
Docket No. 05120024 UV ZO Chapter 9.01 permitted uses
The site is located at 745 E 107th St. and is zoned R-3/Residence within the Home Place Business District. Filed by Mitch Sever of Sever & Associates.

9-11h. TABLED 116th/Keystone Retail Shops

~~Petitioner seeks the following development standards variances for signage:-~~

~~**Docket No. 06010018 V** Chapter 25.07.02-09.b total # signs on site~~

~~**Docket No. 06010019 V** Chapter 25.07.02-09.b # signs oriented south~~

~~**Docket No. 06010020 V** Chapter 3.07 definition of sign (logo %)-~~

~~The site is located at the northeast corner of 116th St. and Keystone Ave. and is zoned B-3/Business within the SR 431 Overlay. Filed by Drew Warner of Eclipse Realty.~~

12h. Old Town Bed & Breakfast

The applicant seeks use variance approval for a small bed & breakfast inn:

Docket No. 06010021 UV ZO Chapter 8.01 permitted uses

The site is located at 521 1st Ave NW and is zoned R-2/Residence within the Old Town Overlay – Character Subarea. Filed by Douglas Roby & Loretta Tuttle.

13-14h. Martin Marietta Materials - Mueller Property South

Petitioner seeks special use approvals to establish surface limestone operations & an artificial lake on 96.921± acres.

Docket No. 05090003 SU Chapter 5.02.02 mineral extraction

Docket No. 05090004 SU Chapter 5.02.02 artificial lake

The site is located at the southwest corner East 106th Street and Hazel Dell Parkway.

The site is zoned S-1/Residence - Low Density.

Filed by John Tiberi of Martin Marietta Materials, Inc.

I. Old Business.

J. New Business.

K. Adjourn.